



Cobb County...Expect the Best!

COBB COUNTY BOARD OF COMMISSOINERS

ZONING HEARING SUMMARY AGENDA

October 16, 2018

Continued or Held cases by Planning or Staff- not to be heard				
District	Case	Applicant		Pages
4	Z-26-2018	AUSTELL COSMETIC DENTISTRY (Previously continued by Staff from the May 1, 2018 Planning Commission hearing until the August 7, 2018 Planning Commission hearing; continued by Staff until the November 6, 2018 Planning Commission hearing)		18-34
2	Z-37-2018	WINCHESTER PARKWAY, LLC (Previously held by the Planning Commission hearing from their July 3, 2018 hearing until the August 7, 2018 Planning Commission hearing; continued by Staff from the August 7, 2018, September 4, 2018 and October 2, 2018 Planning Commission hearings until the November 6, 2018 hearing)		36-53
4	Z-49-2018	KO MANAGEMENT, INC. (Previously continued by Staff from the August 7, 2018 Planning Commission hearing until the September 4, 2018 Planning Commission hearing; held by the Planning Commission from the September 4, 2018 hearing until their October 2, 2018 hearing; continued by staff until the November 6, 2018 Planning Commission hearing)		72-88
2	Z-56-2018	WRIGHT-OAKDALE, LLC. (Continued by Staff from the September 4, 2018 and October 2, 2018 Planning Commission hearings until the November 6, 2018 hearing)		106-121
1	Z-57-2018	JOHN GASKIN (Continued by Staff from the September 4, 2018 Planning Commission hearing until the October 2, 2018 Planning Commission hearing; Continued by staff until the November 20, 2018 Board of Commissioners hearing)		124-168
1	OSC-01-2018	PROVINCE HOMES, LLC (Held by the Planning Commission until the November 6, 2018 hearing)		234-252
1	OB-50-2018	6M PROPERTIES, LLC (Continued by Staff until the November 20, 2018 Board of Commissioners hearing)		N/A

Consent Agenda				
District	Case	Applicant	Oppose/Support	Pages
4	Z-53-2018	ELVIA BENITEZ (Continued by the Planning Commission from the September 4, 2018 Planning Commission hearing until their October 2, 2018 hearing)		90-103
1	Z-60-2018	LOYD DEVELOPMENT SERVICES		192-208
4	Z-66-2018	SCHAFFER ROAD CHURCH OF CHRIST		210-230
2	LUP-11-2018	JAMES E. MCGUIRE		256-266

Continued or Held cases by Planning or Staff- to be heard			
District	Case	Applicant	Pages
2	Z-42-2018	CHANCE POWERS FERRY, LLC <i>(Previously held by the Planning Commission from their July 3, 2018 hearing until the August 7, 2018 Planning Commission hearing; continued by the Board of Commissioners from their August 21, 2018 and September 18, 2018 hearings until their October 16, 2018 hearing)</i>	56-69
3	Z-58-2018	BOBBY L. TERRELL <i>(Continued by the Planning Commission from the September 4, 2018 Planning Commission hearing until their October 2, 2018 hearing)</i>	170-187

Other Business				
District	Case	Action	Oppose/ Support	Pages
4	OB-35-2018	BUCKNER CROSSROADS, LLC <i>(Previously continued by Staff from the July 17, 2018 hearing until the August 21, 2018 hearing; continued by the Board of Commissioners from the August 21, 2018 and September 18, 2018 hearings until the October 16, 2018 hearing)</i>		N/A
1	OB-40-2018	JOHN AND MONA LOYD <i>(Continued by Staff from the August 21, 2018 hearing until the September 18, 2018 hearing date; Due to a tie vote (2-2) at the September 18, 2018 Board of Commissioners hearing, this case is pending until the October 16, 2018 Board of Commissioners zoning hearing).</i>		N/A
3	OB-48-2018	HRISTO KOLEV		N/A
1	OB-49-2018	MICHAEL CRONAUER		N/A
3	OB-51-2018	DIMITAR S. DIMITROV		N/A
4	OB-52-2018	ALDI, INC.		N/A
4	OB-53-2018	3757 FLOYD ROAD PROPERTY, LLC		N/A
3	OB-54-2018	BEAZER GAIN, LLC		N/A
2	OB-55-2018	GRAYCO STILLHOUSE LAND, LLC		N/A
3	OB-56-2018	EDISON CHASTAIN OFFICE, LLC		N/A



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ZONING HEARING CONSENT AGENDA

October 16, 2018

Zoning Case

Z-53 **ELVIA BENITEZ** (Elvia Benitez, owner) requesting rezoning from **LRO to R-20** for the purpose of a Single-Family House in Land Lot 59 of the 17th District. Located on the north side of Michael Drive, east of Brackett Street. (*Continued by the Planning Commission from the September 4, 2018 Planning Commission hearing until their October 2, 2018 hearing*). The Planning Commission recommends approval to the R-20 zoning district subject to:

1. Site plan received by the Zoning Division on May 15, 2018 (on file in the Zoning Division)
2. Applicant to remove all covering, tarps, bamboo, etc. on the chain link fencing within 60 days of the Board of Commissioner final decision
3. The view to the property behind the existing chain link fence shall not be obstructed
4. No additional privacy fencing shall be constructed
5. No parking of any vehicles, trailers, or equipment behind the fencing
6. Parking on existing driveway only
7. No heavy equipment, tree service equipment, or commercial vehicles to be parked on the property
8. Applicant to repair existing driveway; replace deteriorated concrete within 60 days of the Board of Commissioners final decision
9. District Commissioner may approve minor modifications, *except for those that:*
 - A. Increase the density
 - B. Change that is in conflict with the expressed stipulations or conditions of zoning
 - C. Require a variance or violates Cobb County ordinance
10. Staff comments and recommendations, *not otherwise in conflict*
11. Inclusion on the Consent Agenda for the Board of Commissioners' Zoning Hearing on October 16, 2018

Z-60 **LOYD DEVELOPMENT SERVICES** (David Gregory Weaver, owner) requesting rezoning from **R-20** to **RA-5** for the purpose of a Single-Family Subdivision in Land Lot 81 of the 20th District. Located on the east side of Kemp Ridge Road, south of Lake Acworth Drive. The Planning Commission recommends approval to the RA-5 zoning district subject to:

1. Letter of agreeable conditions, with *revised* site plan and architectural renderings, from Mr. Garvis L. Sams, Jr. received by the Zoning Division August 31, 2018, (on file in the Zoning Division), with the District Commissioner approving minor modifications
2. Staff comments and recommendations, *not otherwise in conflict*
3. Inclusion on the Consent Agenda for the Board of Commissioners' Zoning Hearing on October 16, 2018

Z-66 **SCHAFFER ROAD CHURCH OF CHRIST** (Schaffer Road Church of Christ, Inc., owner) requesting rezoning from **R-20, PSC and CF** to **O&I** for the purpose of a Church with expansion of parking lot in Land Lot 85 of the 17th District. Located on the north side of Schaffer Road, between Austell Road and Favor Road. The Planning Commission recommends deletion to the R-20 zoning district subject to:

1. Site plan received by the Zoning Division on August 2, 2018 (on file in the Zoning Division)
2. Allowance of a religious facility on less than five acres
3. Variance as listed in the Zoning Division comments and recommendations
4. Site Plan Review comments and recommendations
5. Water and Sewer Division comments and recommendations
6. Stormwater Management Division comments and recommendations
7. Department of Transportation comments and recommendations
8. Inclusion on the Consent Agenda for the Board of Commissioners' Zoning Hearing on October 16, 2018

Land Use Permit

LUP-11 **JAMES E. MCGUIRE** (James E. McGuire and Deborah S. McGuire, owners) requesting a **Land Use Permit (Renewal)** for the purpose of Poultry in Land Lots 1191 and 1258 of the 16th District. Located on the south side of Lakeshore Drive, west of Blackland Drive. The Planning Commission recommends approval subject to:

1. **Maximum of four hens;**
2. **No roosters;**
3. **To continue to allow accessory building on the property without a primary structure;**
4. **Chicken coop to be no less than 100 feet from the rear property line and 100 feet from the front curb if the coop stays out of the flood plain. Front setback can be reduced if floodplain is effected;**
5. **Stormwater Management Division comments and recommendations; and**
6. **Inclusion on the Consent Agenda for the Board of Commissioners' Zoning Hearing on October 16, 2018**